

**Town of Stephens City Planning Commission
Minutes
Tuesday, September 28, 2010 (7:30p.m.)**

The Town of Stephens City Planning Commission held a meeting scheduled, on Tuesday, September 28, 2010 at 7:30 p.m.

Attendees:

Chairman, Linden “Butch” Fravel
Commissioner Lisa Bauserman
Commissioner Bob Wells
Commissioner Jason Nauman
Commissioner Aaron Whitacre

Absent:

Commissioner Susan Boyd
Commissioner Bill Copp

Staff Present:

Brian Henshaw, Town Planner

Also Present:

Call to Order:

With a quorum present Chairman Fravel called the meeting to order at 7:30pm.

Chairman Fravel entertained a motion for approval of the minutes from June 8, 2010. Commissioner Wells made a motion to approve the minutes. Chairman Fravel seconded the motion as the only other member of the Planning Commission is attendance at the June 8th meeting. Three new planning commissioners have been appointed since the last meeting. The motion was approved.

Chairman Fravel entertained a motion for the adoption of the agenda. Commissioner Nauman made a motion to adopt the agenda. Commissioner Whitacre seconded the motion. The agenda was adopted.

Discussion:

West Wynd Proffer Amendments:

Mr. Henshaw briefly presented the history of the West Wynd Subdivision and rezoning and turned over the floor to Mr. Evan Wyatt of Greenway Engineering who is representing the applicant.

Mr. Wyatt began his presentation by briefly explaining the history of the Western Bypass and the reasons the original proffer statement was written to construct all four lanes of the Western bypass prior to the first building permit being issued. Mr. Wyatt went on to explain the nature of the visit and the purpose of wanting to meet with the Planning Commission. Essentially Mr. Wyatt’s client has been approached by an interested party in constructing the Town House portion of the West Wynd Subdivision, however as the approved Proffer Statement is written, it would economically be unfeasible to construct all four lanes of the bypass prior to the first building permit being issued.

Mr. Wyatt passed out the proposed changes, along with a traffic analysis and what had been accomplished or left to accomplish with the development. Mr. Wyatt pointed out that several of the Proffers have been met with regard to dedicating the right of way needed for the bypass as well posting a 3.6 million bond that the Town currently has in its possession.

Mr. Wyatt representing the applicant presented through the traffic analysis that the current construction of Crooked Lane could handle the additional traffic of the Townhouses being constructed prior to the construction of the Western Bypass. Commissioner Wells questioned the ability of Crooked Lane to withstand the additional traffic of the subdivision and furthermore questioned what the subdivision would do to the existing failing intersection of Main Street and Fairfax Street. Town Planner, Brian Henshaw pointed out that the West Wynd Subdivision has already been approved and that if the applicant was to proceed with the construction of the Western Bypass, they could begin the construction of the homes regardless of the impact to the Main Street and Fairfax Street Intersection.

Mr. Wyatt walked the members of the Planning Commission through the existing Proffer Statement and presented the potential changes to the Proffer Statement. In the proposed changes, the issuance of the 170th building permit would be the trigger for the construction of the Western Bypass to Blackheath Drive. The 170th building permit was used because it was the trigger for the commercial development to begin within the development. In general, the Planning Commission felt like the 170th building permit might be too high. Mr. Henshaw also advised the Commissioners that he would be concerned about placing a number as the trigger to the construction of the bypass as it could result in the developer only building to that threshold, but not beyond it and the bypass construction would not commence. However, Mr. Henshaw also stated that the Town did have the bond on the construction of the bypass in hand and that could be the catalyst used to begin and complete the construction of the bypass.

The Commissioners and Mr. Wyatt began working together on some of the numbers that the commissioners felt more comfortable with. Chairman Fravel suggested that maybe the most appropriate application would be to construct a two lane portion of the bypass to the designated “right- in only” entrance and go ahead allow this entrance to be constructed as a “two-way” entrance into the Town House development and the entrance would revert back once the bypass was constructed to Blackheath Dr. prior to the issuance of the 113th building permit.

Mr. Wyatt felt that this was a compromise that could be worked out and proposed. Mr. Wyatt summarized the proposed changes in the following manner. The applicant would propose a proffer amendment that would allow the applicant to begin with the construction of up to 50 townhomes to utilize access off of Crooked Lane. Prior to the issuance of the 51st building permit being issued two lanes of the Western Bypass would be constructed up to the designated “right-in” entrance which would be an interim two way entrance into the Town House development. Prior to the issuance of the 113th building permit, Blackheath Dr. would be constructed between Crooked Lane and the Western Bypass would be constructed in a two lane section to the Blackheath Dr. The original proffer statement would complete the full construction of the four-lane bypass.

The Commissioners felt satisfied with this assessment and compromise. Mr. Wyatt stated that he would work up the draft and submit the draft to both the Town Attorney and Town Planner for review. Mr. Wyatt inquired if the Planning Commission would feel comfortable holding the Public Hearing next month of the proposed amendments or if they would prefer reviewing the changes prior to holding a public hearing. Mr. Henshaw recommended to the Planning Commission that the Planning Commission could schedule the public hearing for next month but would not be required to take any action on the proposed amendments if

there was a concern about the language. The Commissioners agreed and Mr. Henshaw stated that they would get the proposed changes within the agenda packets prior to the next scheduled meeting.

Comprehensive Plan Visuals:

Mr. Henshaw briefly presented the artistic visuals rendered by Barry Carpenter of Sympoetica consulting firm to be included within the Comprehensive Plan update. Mr. Henshaw stated that the purpose of the visuals was to take the descriptive language within the existing Comprehensive Plan and put images to the language. These visuals are to serve as a reminder of what could be as opposed to what will be. These visuals are to serve as reminders for the Planning Commission use as an example to compare to for future developments or applications to the Town.

Overall the Planning Commissioners were pleased with the result.

Southern Land Use Plan/ Future Land Use Plan:

Mr. Henshaw briefly went through the purpose of this plan and discussion. Due to time constraints, Mr. Henshaw shared his vision for the Southern Land Use and asked if the Commissioners would mind him putting together a draft and bringing the draft language back to the Commission in the coming months. The Commissioners agreed to this approach.

Citizen Comment Period:

There was no citizen's comment.

Hearing no comments, Chairman Fravel entertained a motion to adjourn.

Commissioner Wells made a motion to adjourn. Commissioner Whitacre seconded the motion.

Chairman Fravel adjourned the meeting at 9:02 pm